

City of St. Louis

Department of Public Safety

Division of Building and Inspection

Lyda Krewson, Mayor

Due to the current COVID-19 pandemic and the Health Commissioners Order No. 5, this meeting will be conducted electronically.

The Board of Adjustment meeting will be accessible for online viewing at:

<https://zoom.us/j/88328065291>

Or via phone at: [253-215-8782](tel:253-215-8782) with the following Meeting ID: [883 2806 5291](https://zoom.us/j/88328065291)

GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to speak for the public hearing, and you are on your computer**, please list your name, and the topic you wish to address sent to everyone in the chat section of this virtual meeting. The Chairman will address you individually, at which time we ask that you un-mute yourself to speak. Once you are done, please state that you are finished and resume the mute functionality.
- **If you wish to speak for the public hearing and you are on a phone, and not at a computer or online personal device with a screen**, once all physical or virtual comment cards submitters have had their time to speak, the Chairman will ask if anyone on the phone has additional comments. At that time, please un-mute by pressing ***6** and state your first name. If more than one individual has identified himself or herself, the Chairman will ask one person to speak at a time. Each person must state very clearly, their name, affiliation (if any), and address and proceed to comment. Once you are done, please state that you are finished and resume the mute functionality by pressing ***6**.

Agenda
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
August 5, 2020
1:30 p.m.

1. Call to order.

2. A public hearing to consider each of the following;

APPEAL #20314 – Appeal filed by Aziz’s Auto Sales, LLC, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a used auto sales and auto repair (no detailing), with inside and outside storage, at 8425 S. Broadway
WARD 11 #AOP-5149-20 ZONE: “F” – Neighborhood Commercial District

APPEAL #20315 – Appeal filed by D’s Tire Shack, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a retail sales business selling new and used tires, at 5506 Riverview Blvd.
WARD 27 #AOP-5146-20 ZONE: “F” – Neighborhood Commercial District

APPEAL #11392 – Appeal filed by Killeen Studio Architects, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct single family home, per plans, at 2216 S. 11th St.
WARD 7 #AB-555287-20 ZONE: “D” – Multi-Family Dwelling District

APPEAL #11378 – Amend – Appeal filed by 3547 Hampton, LLC, to amend **Condition #3** – No liquor, alcohol or non-intoxicating beer shall be on the premises at any given time, for the construction of a commercial building, per plans, for a sit-down/carry-out restaurant with drive thru and patio seating (zoning only), at 3547 Hampton Ave.
WARD 23 #AB-556034-20 ZONE: “F” – Neighborhood Commercial District

APPEAL #11393 – AMEND – Appeal filed by Hmeidani Marhlouf, from the determination of the Board of Public Service, in the issuance of a conditional use permit #128516, authorizing the Appellant to operate a convenience store and gas station (no cooking), at 3934 S. Grand Blvd. The Appellant has applied to amend **Condition #1** – Hours of operation shall be limited to 6 a.m. – 11 p.m., Sunday - Saturday and **Condition #2** – There shall be no sale of alcohol, liquor, or non-intoxicating beer on the premises.
WARD 25 #AB-556255-20 ZONE: “F” – Neighborhood Commercial District
/#BPS-128516

3. Deliberations on the above hearings

4. Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on July 29, 2020.

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment,

J. Klitzing, Chairman

cc: Via Email:

Zoning Staff
Mary Hart Burton, Zoning Administrator
Randall Mourning, Building Commissioner's Office
Ed Ware, Building Inspection Section
Steve Conway, Mayor's Office
Leonard Johnson, Neighborhood Business Development Director
City Counselor
Jimmie M. Edwards, Director of Public Safety
Otis Williams, SLDC
Dotti Pennington, NSO
Dale Ruthsatz, SLDC
Margaret Johnson, Multigraph
Cecilia Dvorak, PDA
Sherran White, Building Inspection Section
Brian Alcaraz, Building Inspection Section
Chris Schlumm, Building Inspection Section
Rob Orr, SLDC
Jay Watson
Russell Halliday
Project Connect

Via Hard Copy only:

Court Reporter
Fire Marshall, 1421 N. Jefferson

Via Hard Copy with Attachments:

Alderman, Room 230
Mary Hart Burton, Zoning Administrator
City Counselor
Board Members
Business Assistance Center, Room 421

Via Hand Delivery:

Register, Room 234
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